

BILL NO. 87-38
AS AMENDED

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 87-38 (AS AMENDED)

Introduced by Council President Hardwicke at the request
of the County Executive

Legislative Day No. 87-25 Date September 1, 1987

AN ACT to repeal and re-enact, with amendments, Section 267-4, heading, Definitions, of Article I, heading, General Provisions; and Section 267-43, heading, Approval, and Section 267-47, heading, Integrated Community Shopping Center (ICSC), of Article VII, heading, Design Standards for Special Developments, all of Chapter 267, heading, Zoning, of the Harford County Code, as amended; to provide for the definition of SHOPPING CENTER AND Integrated Community Shopping Center; and to provide for specific zoning design requirements.

By the Council, September 1, 1987

Introduced, read first time, ordered posted and public hearing scheduled

on: October 6, 1987

at: 6:30 P.M.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held

on October 6, 1987

and concluded on October 6, 1987

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 87-38
AS AMENDED

1 Section 1. Be It Enacted By The County Council of Harford County,
2 Maryland, that Section 267-4, heading, Definitions, of Article I,
3 heading, General Provisions, of Chapter 267, heading, Zoning, of
4 the Harford County Code, as amended, be; and that Section 267-43,
5 heading, Approval, and Section 267-47, heading, Integrated
6 Community Shopping Center (ICSC), of Article VII, heading, Design
7 Standards for Special Developments, of Chapter 267, heading,
8 Zoning, of the Harford County Code, as amended, be, and they are
9 repealed and re-enacted, with amendments, all to read as follows:

10 Chapter 267. Zoning.

11 Article I. General Provisions.

12 Section 267-4. Definitions.

13 ~~SHOPPING CENTER, INTEGRATED COMMUNITY. A SHOPPING CENTER~~
14 ~~WITH SIX (6) OR MORE RETAIL AND SERVICE USES OR A BUILDING~~
15 ~~PROVIDING RETAIL AND SERVICE USES WITH A GROSS FLOOR AREA OF MORE~~
16 ~~THAN-TWENTY-THOUSAND-(20,000)-SQUARE-FEET.-~~

17 SHOPPING CENTER. A CONCENTRATED GROUPING OF RETAIL USES OR
18 RETAIL AND SERVICES USES DESIGNED, DEVELOPED AND MANAGED AS AN
19 INTEGRAL ENTITY, PROVIDING COMMON VEHICLE ACCESS AND GROUP
20 PARKING.

21 SHOPPING CENTER, INTEGRATED COMMUNITY. A SHOPPING CENTER
22 WHICH CONTAINS:

23 (1) SIX (6) OR MORE RETAIL USES; OR
24 (2) SIX (6) OR MORE RETAIL AND SERVICE USES; OR
25 (3) A GROSS FLOOR AREA OF MORE THAN TWENTY THOUSAND (20,000)
26 SQUARE FEET.

27 Article VII. Design Standards for Special Developments.

28 Section 267-43. Approval.

29 A. Administrative approval. The following special
30 developments shall be subject to review and approval by the Zoning
31 Administrator:
32

1 (1) Conventional with open space (COS).

2 (2) Housing for the elderly.

3 (3) Mobile home subdivision (MHS) in the R3 and R4
4 Districts only. At the time of submission of an application for
5 approval of an MHS, the property owner shall notify all adjacent
6 property owners of the intent to develop an MHS. In considering
7 the application for an MHS, the Zoning Administrator must consider
8 the limitations, guides and standards outlined in Section 267-9I.

9 B. Board approval. The following special developments shall
10 be subject to approval of the Board pursuant to this section and
11 Section 267-9, Board of Appeals:

12 (1) Planned residential development.

13 (2) Mobile home park.

14 (3) The location on a parcel or portion thereof for an
15 integrated community shopping center. The development plans for
16 integrated shopping centers shall be approved by the Zoning
17 Administrator in accordance with this Article.

18 C. Prior to approval by the Board of [the] items [in] (1)
19 AND (2) OF Subsection B, the Board shall determine that the
20 proposed project complies with the development and design
21 standards set forth herein and is consistent with the purpose of
22 this section and the limitations, guides and standards noted in
23 Section 267-9I.

24 (1) The Board shall consider the report of the Zoning
25 Administrator regarding the project's compliance with this section
26 upon the applicant's submission of information as required in
27 Section 267-12A(2), Concept plan.

28 (2) The Zoning Administrator may approve modification or
29 amendment of the project plan after Board approval upon a finding
30 that the modification or amendments comply with the requirements
31 of this section.
32

1 D. PRIOR TO APPROVAL OF THE LOCATION OF AN INTEGRATED
2 COMMUNITY SHOPPING CENTER, THE ZONING ADMINISTRATOR SHALL PREPARE
3 A REPORT REGARDING THE PROJECT'S COMPLIANCE WITH THE STANDARDS IN
4 SECTION 267-9I, LIMITATIONS, GUIDES, AND STANDARDS. TO PROVIDE
5 ADEQUATE INFORMATION FOR THIS REPORT, THE ZONING ADMINISTRATOR MAY
6 REQUIRE THE SUBMISSION OF A CONCEPT PLAN FOR THE SITE, A TRAFFIC
7 IMPACT STUDY, A MARKET FEASIBILITY STUDY, AND OTHER INFORMATION AS
8 NEEDED TO DETERMINE PROJECT COMPLIANCE. THE BOARD SHALL CONSIDER
9 THE REPORT OF THE ZONING ADMINISTRATOR AND SPECIFIC RECOMMENDA-
10 TIONS CONTAINED THEREIN IN ITS DECISION REGARDING THE LOCATION OF
11 A SHOPPING CENTER.

12 Section 267-47. Integrated Community Shopping Center (ICSC).

13 [A. Eligibility. An integrated community shopping center
14 shall have the following eligibility requirements.

- 15 (1) A minimum parcel size of three (3) acres; or
16 (2) Six (6) or more business uses; or
17 (3) A building gross floor area of at least twenty
18 thousand (20,000) square feet; and
19 (4) Located within the B1, B2 and B3 Districts.]

20 [B.] A. Development Standards.

21 (1) Permitted uses. The uses permitted shall be
22 those permitted in the appropriate district.

23 (2) Site Design.

24 (a) The project shall provide a unified
25 arrangement of buildings, service areas, parking and landscaped
26 areas.

27 (b) The project shall be designed with regard
28 to the topography and other natural features of the parcel.

29 (c) Materials, massing and facade design for
30 the project shall be harmonious with the character of the
31 neighborhood.
32

1 (d) Outside storage shall be limited as
2 applicable in the appropriate district.

3 (3) Vehicular Circulation and Access.

4 (a) The internal circulation system shall be
5 designed to minimize through traffic and traffic conflicts within
6 the project.

7 (b) Safe pedestrian movement shall be
8 considered in the vehicular plan.

9 (4) Loading and Service Areas.

10 (a) All establishments must have vehicular
11 service access, either from an individual service drive or from a
12 common service yard.

13 (b) All such service areas must be segregated
14 from public areas and screened from public view.

15 (c) Establishments over ten thousand (10,000)
16 square feet in area must have loading berths at the rate of one
17 (1) berth per twenty thousand (20,000) square feet or part
18 thereof.

19 (5) Landscaping.

20 (a) Any part of a lot not used for buildings
21 or other structures, or paved for off-street parking, loading and
22 maneuvering areas, drives and pedestrian walks or incidental
23 outside storage, shall be landscaped and properly maintained.

24 (b) All parking lots, loading areas and
25 outdoor storage areas shall be separated with buffer yards of at
26 least twenty-five (25) feet from any adjacent ROADS AND
27 residential districts.

1 (6) Signage.

2 (a) Freestanding identifying signs shall be
3 limited to one (1) sign for each road frontage, one (1) sign for
4 each entrance to the integrated community shopping center and one
5 (1) directory of occupants for each entrance to the integrated
6 community shopping center.

7 (b) Signs to identify the use of an occupant
8 shall be designed as part of the architectural design of the
9 building and attached thereto.

10 (c) Directional information signs shall be
11 adequately provided and design coordinated.

12 (d) The following types of signs shall not be
13 permitted in an integrated community shopping center.

14 (1) Billboards.

15 (2) Any form of sign advertising a
16 business, profession, commodity, service or entertainment
17 conducted, sold, or offered elsewhere than upon the same lot,
18 except that the director of occupants of the integrated community
19 shopping center is not included in this prohibition.

20 (3) Flashing, revolving, rotating or
21 changing-light intensity or changing-color signs.

22 [C. Specific Design Requirements.

23 (1) Area Requirements.

24 (a) Minimum parcel size: three (3) acres.

25 (b) Minimum road frontage: three hundred (300)
26 feet.

27 (2) Maximum Building Coverage:

28 (a) B1 District: thirty-five percent (35%).

29 (b) B2 District: forty percent (40%).

30 (c) B3 District: forty-five percent (45%).
31
32

(3) Maximum Impervious Surface:

(a) B1 District: eighty percent (80%).

(b) B2 District: eighty-five percent (85%).

(c) B3 District: eighty-five percent (85%).

(4) No building shall be within forty (40) feet of the public road rights-of-way or ten (10) feet of parking areas.

(5) No building shall be less than thirty (30) feet from the parcel boundary or less than fifty (50) feet from an adjacent residential district.]

B. SPECIFIC DESIGN REQUIREMENTS.

AN INTEGRATED COMMUNITY SHOPPING CENTER (ICSC) AS DEFINED IN SECTION 267-4 SHALL MEET THE FOLLOWING REQUIREMENTS:

~~(1) -- A MINIMUM PARCEL SIZE OF THREE (3) ACRES --~~

~~(2)~~ (1) MINIMUM ROAD FRONTAGE OF THREE HUNDRED (300) FEET.

~~(3)~~ (2) MAXIMUM BUILDING COVERAGE NOT TO EXCEED:

(a) DISTRICT B1 - THIRTY-FIVE PERCENT (35%).

(b) DISTRICT B2 - FORTY PERCENT (40%).

(c) DISTRICT B3 - FORTY-FIVE PERCENT (45%).

~~(4)~~ (3) MAXIMUM IMPERVIOUS SURFACE NOT TO EXCEED:

(a) DISTRICT B1 - EIGHTY PERCENT (80%).

(b) DISTRICT B2 - EIGHTY-FIVE PERCENT (85%).

(c) DISTRICT B3 - EIGHTY-FIVE PERCENT (85%).

~~(5)~~ (4) NO BUILDING SHALL BE WITHIN FORTY (40) FEET OF THE PUBLIC ROAD RIGHTS-OF-WAY OR TEN (10) FEET OF PARKING AREAS.

~~(6)~~ (5) NO BUILDING SHALL BE LESS THAN THIRTY (30) FEET FROM THE PARCEL BOUNDARY NOR FIFTY (50) FEET FROM AN ADJACENT RESIDENTIAL DISTRICT.

Section 1. And Be It Further Enacted that this act shall take effect sixty (60) calendar days from the date it becomes law.

EFFECTIVE: January 4, 1988

87-38

BY THE COUNCIL

AS AMENDED

BILL NO. 87-38 (as amended)

Read the third time.

Passed LSD 87-31 (November 3, 1987 (with amendments))

Failed of Passage

By Order

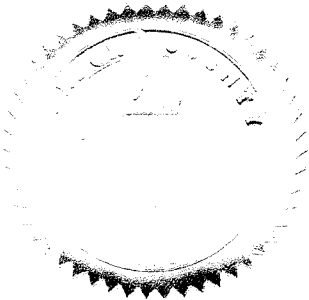
Doris Poulsen, Secretary

Sealed with the County Seal and presented to the County Executive
for his approval this 4th day of November, 1987
at 3:00 o'clock P.M.

Doris Poulsen, Secretary

BY THE EXECUTIVE

APPROVED:



County Executive

Date

11-5-87

BY THE COUNCIL

This Bill (No. 87-38, as amended), having been approved by
the Executive and returned to the Council, becomes law on
November 5, 1987.

Doris Poulsen, Secretary

EFFECTIVE DATE: January 4, 1988

87-38

AS AMENDED